



East Cambridgeshire District Council

Meeting: Licensing (Non-Statutory) Sub-Committee

Time: 10:00 am

Date: Wednesday 29 July 2026

Venue: Council Chamber, The Grange, Nutholt Lane, Ely, CB7 4EE

Enquiries regarding this agenda: Patrick Adams

Telephone: (01353) 616298

Email: patrick.adams@eastcambs.gov.uk

Committee membership

Conservative Members

Cllr Martin Goodearl (Chair)

Cllr Keith Horgan

Cllr Julia Huffer (Vice-Chair)

Liberal Democrat Member

Cllr John Trapp

Cllr Gareth Wilson

Quorum: 3 Members

AGENDA

1. **Declarations of Interest**

[oral]

To receive declarations of interest from Members for any Items on the Agenda in accordance with the Members Code of Conduct.

2. **Application for Consent to Trade from a Location Defined as a Consent Street in Accordance with the Local Government (Miscellaneous Provisions) Act 1982**

Applicant: Tracy's Tasty Treats

Premises: 52 East Fen Common, Soham CB7 5JJ

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To consider the above matter in accordance with the Hearings Procedure (attached).

NOTES:

1. Members of the public are welcome to attend this meeting. Please report to the main reception desk on arrival at The Grange. Visitor car parking on-site is limited to 1h but there are several free public car parks close by: <https://www.eastcambs.gov.uk/parking/car-parks-ely>

Admittance is on a “first come, first served” basis and public access will be from 10 minutes before the start time of the meeting. Due to room capacity restrictions, members of the public are asked, where possible, to notify Democratic Services (democratic.services@eastcambs.gov.uk or 01353 665555) of their intention to attend the meeting.

Further details about the meeting can be found at:

2. The Council has adopted a ‘Purge on Plastics’ strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required.
3. Fire instructions for meetings:
 - If the fire alarm sounds please make your way out of the building by the nearest available exit i.e. the back staircase or the fire escape in the Chamber. Do not attempt to use the lifts.
 - The fire assembly point is in the front staff car park by the exit barrier.
 - The building has an auto-call system to the fire services so there is no need for anyone to call the fire services.

The Committee Officer will sweep the area to ensure that everyone is out.

4. Reports are attached for each agenda item unless marked “oral”.
5. If required, all items on the agenda can be provided in different formats (e.g. large type, Braille or audio tape, or translated into other languages), on request, by calling Main Reception on (01353) 665555 or e-mail: translate@eastcambs.gov.uk
6. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

“That the press and public be excluded during the consideration of the remaining item no(s). X because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended).”

HEARINGS PROCEDURE FOR LICENSING SUB-COMMITTEES

1. Any hearing required under the legislation is to take the form of a discussion led by the Council. Hearings will be held in public unless the Members of the hearing consider that the public interest in excluding the public outweighs the public interest in the hearing or that part of it, taking place in public. For these purposes, a party to the hearing and any person assisting or representing a party may be treated as a member of the public.
2. The Chairman will introduce the Members and participants and explain the procedure to be followed. The Chairman will advise all parties that they must make their submissions succinctly, and that all parties will be afforded the same time which should generally not exceed 10 minutes.
3. If any party has advised the Council they do not intend to attend or be represented at the hearing, the hearing may proceed in their absence.
4. If any party has not indicated they do not intend to attend or be represented at the hearing, the Sub-Committee may:
 - where it considers it necessary in the public interest, adjourn the hearing to a specified date(s); or
 - hold the hearing in that party's absence.
5. Where a hearing is held in the absence of a party, any representations or notice made by that party shall be considered at the hearing.
6. Where a hearing is adjourned to a specified date(s), all parties will be notified forthwith of the date(s), time and place to which the hearing has been adjourned.
7. The Licensing Officer will appear first and will give:
 - a summary of the application/case
 - a summary of the representations made
 - a summary of how the application/case and any relevant representations relate to the provision of the Licensing Policy Statement, any guidance from the Secretary of State and the relevant legislation.

[In the case of enforcement/compliance hearings:

- 7a. *If a complainant is present, they will be asked to give details of their complaint. This procedure will be repeated if there is more than one complainant.*
- 7b. *The licence holder or their representative will be asked to present their case.*
- 7c. *Members, and Legal Officer will be able to ask questions of the licence holder.*
- 7d. *Licence holder or their representative will be asked to provide their closing statement.]*

[In the case of Licensing Act and Gambling Act review hearings:

- 8a. *The review applicant or their representative will be asked to present their case.*
- 8b. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the review applicant.*

- 8c. *Representatives of the Responsible Authorities and/or Statutory Consultees, will appear next to explain their case.*
- 8d. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the Responsible Authorities and/or Statutory Consultees.*
- 8e. *The licence holder or their representative will be asked to present their case.*
- 8f. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the licence holder.*
- 8g. *The licence holder or their representative will be asked to provide their closing statement.]*

[In the case of all other application hearings:

- 9a. *The Applicant or their representative will be asked to present their case.*
- 9b. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the applicant.*
- 9c. *Representatives of the Responsible Authorities and/or Statutory Consultees, and non-statutory Consultees (where applicable) will appear next to explain their case.*
- 9d. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the Responsible Authorities and/or Statutory/Non-statutory Consultees.*
- 9e. *The applicant will be asked to provide their closing statement.]*
10. Members will be able to ask questions of any party at any time during the hearing but will at all times bear in mind the need for all parties to be afforded the same time to make their case.
11. Documentary or other information may be produced for consideration by the hearing by any party attending the hearing either before the hearing, or with the consent of all the other parties, at the hearing.
12. Information which is not relevant to:
- the application/case, representation or notice (as applicable);
 - the provision of the licensing objectives or (in relation to a hearing to consider a notice given by a chief officer of police) the crime prevention objective; will be disregarded.
13. For the avoidance of doubt, formal cross-examination will not be allowed at hearings, unless the Members of the hearing consider that it is required for proper consideration by them of any representation, application or notice as the case may require.
14. Should Members during the hearing be of the opinion that a site visit is necessary to enable them to make the decision then the meeting will be adjourned and a site visit carried out in accordance with the Council's Site Visit Guidance.
15. Following the presentations by and questioning of all the parties, the Members of the hearing will generally retire into closed session (either by leaving the room or asking all other parties to do so). The Members will make a decision and record reasons for this.

16. The authority will normally make its determination on the day and announce their decision and the reasons for it at the conclusion of the hearing. However, if stated otherwise by Members before they retire, the decision will be communicated to all parties within 5 working days.
17. The Council shall provide for a record to be taken of the hearing in a permanent and intelligible form and kept for six years from the date of the determination or, where an appeal is brought against the determination of the authority, the disposal of the appeal. The right of appeal is 21 days from the date of notification of the decision.
18. For the avoidance of doubt, any irregularity resulting from any failure to comply with any provision of the Regulations before the authority has made a determination shall not of itself render the proceedings void.
19. In any case of such an irregularity, the authority shall, if it considers that any person may have been prejudiced as a result of the irregularity, take steps as it thinks fit to cure the irregularity before reaching its determination.
20. Clerical mistakes in any document recording a determination of the authority or errors arising in such document from an accidental slip or omission may be corrected by the authority.
21. Any person attending the hearing who in the opinion of the Members hearing the matter is behaving in a disruptive manner may be required to leave the hearing and may:
 - be refused permission to return; or
 - be permitted to return only on the conditions as may be specified by the Members and the hearing PROVIDED THAT such person may, before the end of the hearing, submit to the hearing in writing any information which they would have been entitled to give orally had they not been required to leave.

TITLE: Determination of an Application for Consent to Trade From a Location Defined as a Consent Street in Accordance with the Local Government (Miscellaneous Provisions) Act 1982

Committee: Licensing (Non-Statutory) Sub-Committee

Date: 29th July 2026

Author: Alex Beebe, Senior Licensing Officer

Report number: AB51

Contact officer:

Alex Beebe, Senior Licensing Officer

alex.beebe@eastcambs.gov.uk, 01353 665555, SF204, The Grange, Ely.

Issue

1. To consider an application to trade from a location defined as a 'Consent Street' within the East Cambridgeshire district boundary.

Recommendations

2. That Members consider the content of this report, and all the evidence provided during the hearing, and determine the application in accordance with the options contained in paragraph 4.7 of this report.

Background/Options

Street Trading Policy

3. The Local Government (Miscellaneous Provisions) Act 1982 contains adoptive provisions enabling local councils to control street trading by designating streets as 'Licence Streets', 'Consent Streets' or 'Prohibited Streets'.
4. Street trading is only permitted in Licence or Consent Streets if the Council has given permission by way of a licence or consent. Permission cannot be given to trade in Prohibited Streets. Street trading is not controlled in streets that have not been designated by the Council, or in areas covered by one of the exemptions within the legislation.
5. The Council reviewed its street trading resolutions in 2015, and following a consultation exercise all streets (as defined by the '1982 Act') in the district were designated as Consent Streets, except for the A10, A11 and A14 trunk roads which were designated as Prohibited Streets. This change took effect from 1st April 2016.
6. In accordance with the Council's Street Trading Policy (the 'Policy'), applications that do not attract objections can be dealt with via delegated powers to officers. However, if an objection is received, the application must be determined by Members.

The application

7. A new application for an annual static street trading consent was received from Tracy Gordon of 52 East Fen Common, Soham, Cambridgeshire CB7 5JJ, trading as 'Tracy's Tasty Treats', to sell cakes/baked items from a 'cake shed' located at the side of her premises, during the following times:

Day	Hours
Friday to Sunday	08:00 to 18:00

8. The applicant provided all necessary supporting documentation including evidence of food business registration, sufficient food hygiene training, business insurance and permission from the property owner to trade at the address.
9. The application form, location plan, and photos of the trading unit can be found in **Appendices 1, 2 and 3** respectively.
10. In accordance with the 'Policy', a 28-day consultation process was carried out with property owners within 100 metres who directly overlook the proposed location. The consultation period concluded on 1st July 2026.
11. During the consultation period officers received three representations, consisting of one objection and two comments. Copies of the representations are attached as **Appendix 4**.
12. The objection asks for the application to be refused citing potential issues arising under the categories of 'public safety', 'highway' and 'compliance with legal requirements'. These principally relate to the potential impact of increased traffic and parking on the common due to customers accessing the applicant's property.
13. The first comment raises concerns regarding the condition of the track on the common, used to access residential properties, and how this would deteriorate with increased traffic. It was also remarked upon that there is no street lighting on the highway access to the common, or on the common itself, which may make it unsafe to access or egress from the site bearing in mind the operating hours made in the application.
14. The second comment was received from Cheffins who represent the landowner ('Lord of the Manor'). Concerns were raised regarding customers accessing the applicant's property, which would result in an intensification of use that would likely result in degradation of the common and impact on neighbouring properties. A suggestion is also made with respect to the proposed trading hours in that these be reviewed to cause minimal impact to residents who live on the common.
15. Following the conclusion of the consultation period, the applicant provided a supporting representation, which is attached as **Appendix 5**. Within this document, the applicant addresses the objections received and presents additional photos of the site and supporting letters from residents.
16. There is currently one other cake shed operation in Soham that has been granted a street trading consent.

Arguments/Conclusions

17. In considering applications for the grant of a Street Trading Consent, the Council will have regard of the individual merits of the application and the relevant legislation, as well as the following key considerations:

a) Public Safety

Whether the street trading activity represents, or is likely to represent, a substantial risk to the public from the point of view of obstruction, fire hazard, unhygienic conditions or danger that may occur when a trader is accessing the site.

b) Public Order

Whether the street trading activity represents, or is likely to represent, a substantial risk to public order.

c) The Avoidance of Public Nuisance

Whether the street trading activity represents, or is likely to represent, a substantial risk of nuisance to the public from noise or misbehaviour, particularly in residential areas.

d) Highway

The location and operating times will be such that the highway can be maintained in accordance with the Cambridgeshire County Council's requirements and that there are no dangers to those who have a right to use the highway and no obstruction for emergency access.

e) Compliance with legal requirements

Trading should only be conducted from a trading unit that complies with relevant legislation. Observations from relevant officers will be considered on this point.

18. The Council may have regard to the number, nature and type of traders already trading within a consent area when determining an application.
19. The 'Policy' states that the Council will normally grant a Street Trading Consent unless, in its opinion:
- A significant effect on road safety would arise either from the siting of the trading activity itself, or from customers visiting or leaving the site;
 - Where there are concerns over the recorded level of personal injury accidents in the locality where the street trading activity will be sited;
 - There would be a significant loss of amenity caused by traffic, noise, rubbish, potential for the harbourage of vermin, odour or fumes;
 - There is already adequate like provision in the immediate vicinity of the site to be used for street trading purposes but note that competition issues will not be a consideration;
 - There is a conflict with Traffic Orders such as waiting restrictions;

- The site or pitch obstructs either pedestrian or vehicular access, or traffic flows, or places pedestrians in danger when in use for street trading purposes;
 - The trading unit obstructs the safe passage of users of the footway or carriageway;
 - The trading unit is not considered to be suitable in style or in keeping with the location requested.
 - The pitch interferes with sight lines for any road users such as at road junctions, or pedestrian crossing facilities;
 - The site does not allow the Consent Holder, staff and customers to park in a safe manner;
 - The street trading activity is carried out after dusk, and the site is not adequately lit to allow safe access and egress from the site for both customers and staff.
20. The 'Policy' allows Members and Officers to depart from the policy where there are clear and compelling reasons for doing so.
21. Schedule 4 paragraph 7(2) of the '1982 Act' provides that the Council may grant a consent if they think fit, subject to observing the mandatory grounds for refusal at sub-paragraph 7(3). No mandatory grounds of refusal are applicable to this application.
22. The Council is not under any duty to grant a Street Trading Consent and need not specify any of the statutory grounds for refusal. Therefore, the matter to grant or refuse an application for a Street Trading Consent is at the total discretion of the Council. However, the Council must have regard to its 'Policy', which outlines the approach that it will take in determining applications of this sort, and any comments submitted in support of, or in opposition to the granting of the application. Members will need to give full reasons for their decision.
23. Accordingly, the Committee may:
- (i) Grant the application as it stands in which case it will be subject to the Council's approved standard conditions (**see Appendix 6**).
 - (ii) Grant the application with any variation deemed reasonably necessary subject to the Council's approved standard conditions and any other specific conditions or restrictions the Committee deem reasonable and appropriate.
 - (iii) Refuse the application.
24. Street Trading Consents are issued for a maximum of twelve months but can be given for shorter periods.
25. Street Trading Consents can be revoked at any time.

Additional Implications Assessment

Financial Implications	Legal Implications	Human Resources (HR) Implications
Yes	Yes	No
Equality Impact Assessment (EIA)	Carbon Impact Assessment (CIA)	Data Protection Impact Assessment (DPIA)
No	No	No

Financial and legal implications

26. The cost of convening a Licensing (Non-Statutory) Sub-Committee to determine an application is covered by the fees paid by licence applicants.
27. Where an application is refused, reasons for refusal will be provided. The decision of the committee is final. The '1982 Act' does not allow any legal appeals against the decision of the Council in relation to the issue of Street Trading Consents. A person aggrieved against a decision of the Council may though seek a Judicial Review of the decision of the Licensing Panel, should it be felt necessary.
28. The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.
29. Section 149(7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

Appendices

- Appendix 1 – Application form
- Appendix 2 – Premises plan
- Appendix 3 – Photos of trading unit
- Appendix 4 – Comments
- Appendix 5 – Applicant's supporting representation
- Appendix 6 – Standard conditions applicable to street trading consents

Background documents

- [Local Government \(Miscellaneous Provisions\) Act 1982](#)
- [Street Trading Policy – October 2025](#)

Application for Street Trading Consent

Case reference FS-Case-842555141

Date submitted 2026-05-30 20:08:49

- **Please familiarise yourself with our terms and conditions before completing this application**
- **It is an offence to give false information - all questions must be answered**
- **An application will not be deemed valid unless the Licensing Authority receives the following documents in addition to a completed and submitted application form, and the relevant fee:**
 1. One passport style photo for each applicant
 2. Proof of right to work in the UK for each applicant*
 3. A copy of a map clearly identifying the proposed trading location(s) and trading unit boundaries with a red line
 4. A photo of the front, rear, left and right aspects of the van, cart, barrow, other vehicle or stall from which trading is intended to take place
 5. Proof of third party and public liability insurance for street trading with a minimum of £2,000,000 liability cover is, or will be in place during the street trading activity
 6. Gas safety certificate issued by a Gas Safe registered gas engineer, if applicable
 7. Written report of electrical safety issued by a NICEIC registered electrical contractor, if applicable
 8. Evidence to confirm food handlers have undertaken a satisfactory level of food hygiene training, if applicable
 9. Confirmation that the mobile unit is registered under the Food Premises (Registration) Regulations 1991, if applicable
 10. Where the proposed street trading is from a fixed position, written permission from the land owner of the proposed trading location

*Consents will not be issued to any person who does not have a right to work in the UK at the time of the application. In order to confirm your right to work, all applicants must supply suitable documentation such as a passport, biometric residence permit, birth certificate, or other approved home office documents.

Please note

The Licensing Authority reserves the right to request a DBS criminal record certificate for all applicants stated on the application form. If such a check is required the Licensing Authority recognises the DBS 'Update Service' scheme. For more information, please see our website.

Method of Communication

- The council's primary method of communication is by email
- The council may also communicate with you via text message to your mobile phone. As the

council is not a telecommunications company it will be necessary to use the services of a third party such as BT or Virgin to provide this facility. Where text messaging is used the Council will observe the principles of General Data Protection Regulations (GDPR) and the Data Protection Act 2018

- By submitting this application form you are agreeing to permit the council to contact you using email, phone, text, and traditional paper based communication

Consent Period

Street trading consents will last 12 months, or until the last daily permit date requested has passed in all cases, unless surrendered by the consent holder, or withdrawn by the licensing authority. The period between the first daily permit and the final daily permit cannot exceed 12 months.

Applicant Type

Please indicate who will be the proprietor of the business: **Sole trader**

Proprietor Details

Surname **Gordon**

Forename(s) **Tracy**

Current registered address **52 East Fen Common Soham Cambridgeshire CB7 5JJ** or, if new address supplied: **52 East Fen Common Soham Cambridgeshire CB7 5JJ**

Date of birth [REDACTED]

Telephone

Mobile [REDACTED]

Email [REDACTED]

Are you permitted to work in the UK? **Yes**

Are there any restrictions? **No**

If yes, please detail them below

Other Proprietor Details

Ltd Company/LLP name

Current registered address of Ltd Company/LLP

Ltd Company/LLP registration number

Mobile

Telephone

Email

Director/Partner/Company secretary names

Partnership details

Pending Prosecutions

Does the person named on this application form have any foreign or domestic prosecutions pending against them? **No**

If yes, please give details

Criminal Convictions, Cautions, and/or Warnings

Has any person named on this application been convicted of any foreign or domestic offences, or received any police cautions, or warnings? **No**

If yes, please give details below

NB. There is no need to declare any offences considered 'spent' under the Rehabilitation of Offenders Act 1974

Date

Offence

Court

Sentence

Trading Details

Trading name (if applicable) **Tracy's Tasty Treats**

Street name (fixed location), or the name of all the streets you wish to trade (mobile trading) **52 East Fen Common Soham cb7 5jj**

Are any of the street you wish to trade on within the Ely Central Charging Zone? **No**

Please indicate whether you wish to apply for a daily permit or an annual consent? **Annual Consent**

Annual consent trading days and times

Day **Saturday**

Start time **08:00:00**

End time **18:00:00**

Day **Sunday**

Start time **08:00:00**

End time **18:00:00**

Day **Friday**

Start time **08:00:00**

End time **18:00:00**

Please enter all daily permit trading dates and times (e.g. 4 July - 9:00am to 7:00pm, or 4 to 10 July 9:00am to 7:00pm)

Good to be Sold **Cakes or bakery**

If hot food and drink

If other

Details of Trading Unit

Type of trading unit **Other**

If other **Cake Shed**

Vehicle registration (if applicable)

Trading unit measurements

Height **1** mtrs **64** cms

Width **0** mtrs **50** cms

Length **1** mtrs **27** cms

Supporting document checklist	
One passport style photo for each applicant endorsed as a true likeness by a person of professional standing	Attached
Proof of right to work in the UK for each applicant	To follow
A copy of a map clearly identifying the proposed trading location(s) and trading unit boundaries with a red line	To follow
A photo of the front, rear, left and right aspects of the van, cart, barrow, other vehicle or stall from which trading is intended to take place	Attached
Proof of third party and public liability insurance for street trading with a minimum of £2,000,000 liability cover is, or will be in place during the street trading activity	Attached
Gas safety certificate issued by a Gas Safe registered gas engineer, if applicable	N/A
Written report of electrical safety issued by a NICEIC registered electrical contractor, if applicable	N/A

Supporting document checklist	
Evidence to confirm food handlers have undertaken a satisfactory level of food hygiene training, if applicable	N/A
Confirmation that the mobile unit is registered under the Food Premises (Registration) Regulations 1991, if applicable	N/A
Written permission from landowner of trading location	N/A

Documents:

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Declaration

Fraud Act 2006

I hereby declare that I fully understand, have read and checked the details and questions on this application form and the foregoing statements are true. I understand that it is a criminal offence if I or anyone else gives false information, or makes a false representation, or fails to disclose information in order for me to obtain street trading consent. I am fully aware that the provision of a false statement, or information in order to obtain a licence is an offence under the above Act which may result in the refusal of this consent application and any subsequent consent applications for a period of one to three years. I am also aware that any consent granted as a result of breaching the above Act will be immediately withdrawn. A refusal or revocation decision is not reliant on a formal conviction under the above Act being secured.

I have read the Street Trading Policy, and I undertake, in the event of a consent being granted, to observe and comply with such conditions

Yes

Applicant **T Gordon**

Date **30/05/2026**

Print name to confirm **Tracy Gordon**

Capacity **Owner**

Fees

Applicants are required to pay £75 upon application or the full balance. If paying £75, the remaining balance for all successful applications can be paid by quarterly upfront instalments, or in one further payment.

What would you like to do? ☐

Catalogue ID:

Payment fee code:

Amount paid: [REDACTED]

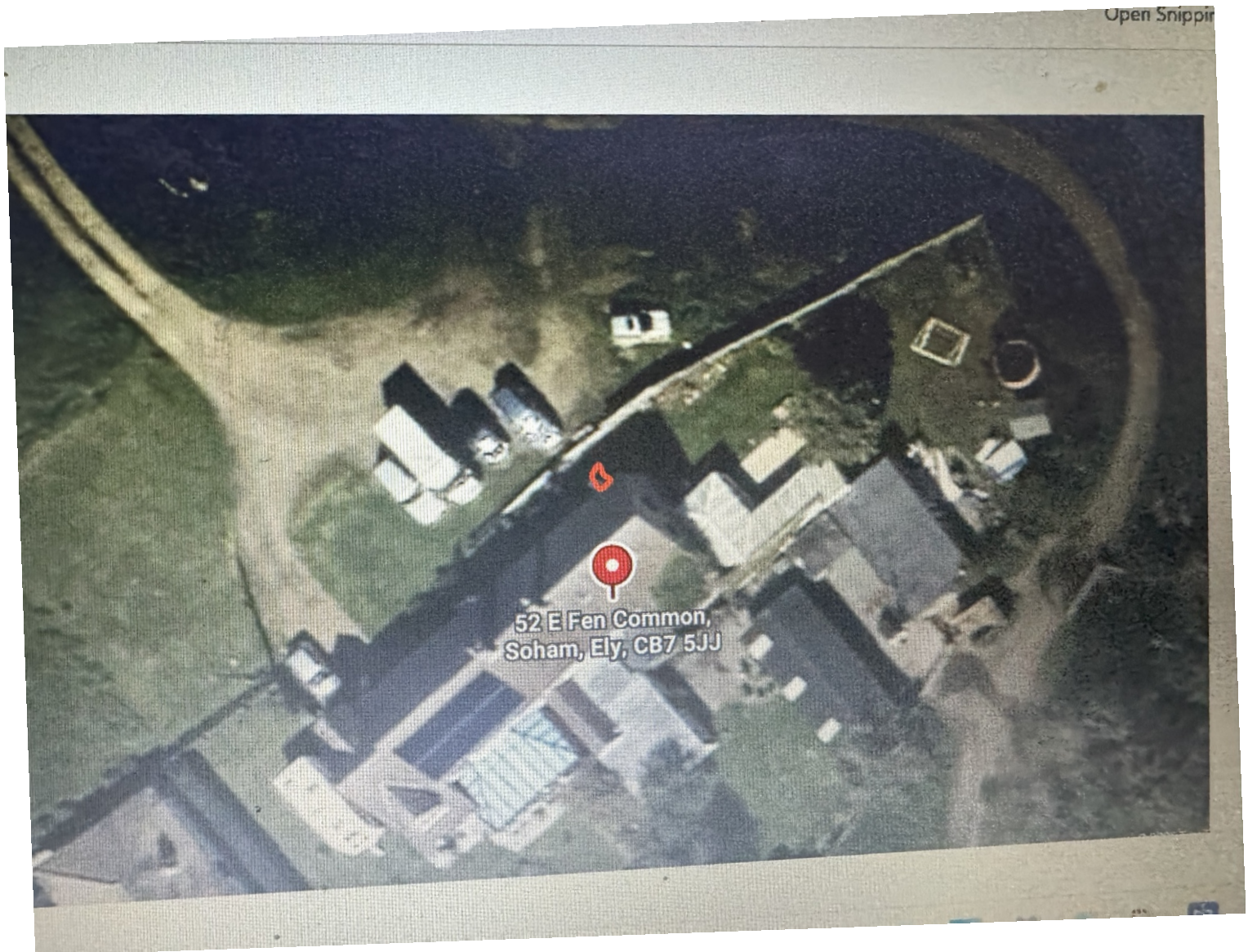
Reference: [REDACTED]

GDPR and the Data Protection Act 2018

In line with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018, East Cambridgeshire District Council is fully committed to protect the privacy of our constituents, staff and members. We ensure the safe processing of personal data through strict guidelines for collection, storage and retention of information. Where appropriate, data sharing protocols are entered into and robust security measures are in place. The council maintains its Public Services Network (PSN) compliance, demonstrating its on-going commitment to supporting best practice in the maintenance and handling of data.

For further information contact: the Data Protection Officer, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE (email: dataprotection@eastcambs.gov.uk)

The Licensing Authority maintains a data retention and sharing policy in accordance with GDPR rules, which explains how your information could be used by the Licensing Authority. Further details are available on the Council's website.









From: [REDACTED]
To: [Licensing](#)
Subject: Street Trading 26/04057/STRCON
Date: 26 June 2026 12:45:05

Dear Stewart

Ref 26/04057/STRCON

Application for a new Annual Static Street Trading Consent, 52 East Fen Common.

Thank you for your letter dated 3rd June regarding an application for street trading consent at 52, East Fen Common, Soham.

I wish to object to this proposal and ask that the APPLICATION BE REFUSED.

My reasons for the request to refused are categorised as shown in your letter and are as follows:-

a) Public Safety.

- Access to the point of potential sale is via a shared drive / public footpath, visitors may be unaware of the hazards and delivery drivers frequently show disregard for the setting.
- The application is located within the East Fen Common, with horses grazing.
- In extreme weather such as heat waves car parking on the grass could lead to a fire risk.

d) Highway.

- The access route is a single track shared public footpath.
- Parking is already very limited with the result that visitor cars park on The Common grass areas already severely worn.
- Access to the path is located at the cattle grid, on EFC. This is narrow and requires a degree of care when pulling out of or onto the track.
- The track is in private ownership and residential access is tolerated by the Lord of The Manor.

e) Compliance with legal requirements.

- Increased traffic, including delivery vehicles I believe will have a detrimental impact upon the safety of the public using the track / footpath path.
- The point of sale is located within East Fen Common as is a site that offers

Soham considerable environmental benefits as recorded in Footprint Ecology, Soham Commons Recreation & Biodiversity Enhancement Study published on the 9th October 2017.

- Retail trade should be prioritised to Soham High Street.
- The Commons Access path is used for animals grazing on the rear common.
- The trading unit will likely obstruct the safe passage of pedestrians.
- Parking space is unavailable for visitors and currently does not meet existing residential needs of the terraced housing.
- No street lighting provision is available on the access track or outside house number 50 or 52 EFC. Increased traffic will compromise pedestrian safety.

I wish to add that the proposed activity likely contravenes The Scheme of Regulation and Bylaws. Cheffins Estate Agent, represents the Lord of the Manor, Owner of the Common and may wish to comment on the proposal and its impact upon the By-Laws and environment of East Fen Common.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]
Soham

Ely

Cambs

CB7 5JJ

29/06/26

FAO Mr Stewart Broome
East Cambs District Council

Ref 26/04057/STRCON

Dear Mr Broome

Please note below some comments for your consideration in determining whether to grant this application.

Access

I believe access is only legally via a public footpath which has been extended to accommodate residential access allowed by the Lord of the Manor

The condition of the "track" is in poor repair and will deteriorate considerably with increased traffic

There is no street lighting either on the highway access to the common or on the common itself leading to the property, making it in my opinion, bearing mind the times (08.00 – 18.00) made in the application, unsafe to access or egress from the site.

East Fen Common

The property is on and accessed via the common owned by the Lord of the Manor who presumably has some legal authority over the common?

Trading

As the product being sold involves food, the producing and preparing of which is on site, will all the appropriate food and hygiene requirements be in place?

Please also note that trading has already been taking regularly over a period of several months

Thank you for giving me the opportunity to submit these comments

Yours Sincerely

[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Subject: Application for a New Annual Static Street Trading Consent - 52 East Fen Common
Date: 01 July 2026 12:16:15

Warning: Unusual sender <[REDACTED]>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Sir or Madam,

I write as agent appointed to represent [REDACTED], Lord of the Manor for Netherhall and Wygorne the owner of East Fen Common.

We have concerns in respect to the above application for Street Trading Licence on the following grounds:

1. It is illegal to conduct any type of trade on Common Land. If the trade is conducted from the private property we believe it would be within the law, but it is for the applicant to satisfy themselves in this respect.
2. The access roads across the Common are there purely to provide a means of access for residents and are not intended to carry any traffic serving trading premises. An intensification of use is likely to result in a degrading of the surface and impact on neighbouring residents.
3. Any access available to the applicant's property is for residential purposes only. Any trade related access is deemed to be an intensification of use and would void any previous agreement or rights of way for access.
4. We understand that the proposed trading hours are of concern to other residents living on the Common and would suggest that these are reviewed to cause minimal impact to residents who live on the Common

We have concerns that neither Cheffins nor [REDACTED] have been consulted on this matter and as adjacent landowners we believe should have been contacted as a consultee.

We ask that the above points are taken into consideration in reaching your decision.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

cheffins.co.uk

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Any communication referencing property transactions are all subject to contract.

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Please note our bank account details will not change and we strongly recommend you call us using a known number to confirm these details before any payment is made.



Cheffins Rural Professionals
25 Market Place, Ely, CB7 4NP

Cheffins is proud to support Cambridgeshire Community Foundation

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REPRESENTATION IN SUPPORT OF AN APPLICATION FOR STREET TRADING CONSENT

The Cake Shed

52 East Fen Common
Soham
Cambridgeshire
CB7 5JJ

Evidence Bundle

Submitted by

Tracy Gordon

For consideration by the

Licensing Committee

East Cambridgeshire District Council

Hearing Date: 29 July 2026

Contents

Main Documents

1. Letter to the Licensing Committee
2. Executive Summary
3. Personal Statement
4. Responses to Objections

Appendices

Appendix A – Aerial Site Plan

Appendix B – Site Photographs

Appendix C – Independent Supporting Statements

Appendix D – Public Liability Insurance

Appendix E – Food Hygiene Rating

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Appendix G – Food Allergy & Intolerance Training

Appendix H – Card Transaction Records

Appendix I – Social Media Posts & Customer Communications

Appendix J – Responsible Operation & Management

Appendix K – Existing Businesses Operating from East Fen Common and Qua Fen Common

Dear Members of the Licensing Committee,

Please find enclosed my representation in support of my application for a Street Trading Consent for The Cake Shed, situated at 52 East Fen Common, Soham.

This evidence bundle has been prepared to assist the Licensing Committee by responding to the objections received and by providing the evidence upon which I rely in support of my application.

The enclosed documents have been arranged to enable the Committee to consider my application alongside the supporting evidence in a clear and structured format.

The bundle includes:

- Executive Summary
- Personal Statement
- Responses to Objections
- Aerial Site Plan
- Site Photographs
- Independent Supporting Statements
- Card Transaction Records
- Food hygiene, insurance and training certificates
- Social media posts demonstrating the operation of the business
- Responsible Operation & Management information

I have sought to present the information in a clear, organised and factual manner and hope this assists the Committee in determining my application.

Thank you for taking the time to consider my application and review the enclosed evidence.

Yours faithfully,

Tracy Gordon

Executive Summary

This evidence bundle has been prepared in support of my application for a Street Trading License for The Cake Shed, located at 52 East Fen Common, Soham.

Tracy's Tasty Treats is a small home-based business making cakes for all occasions and earlier this year the introduction of The Cake shed which operates entirely within the boundary of my front garden on selected weekends.

The purpose of this bundle is to assist the Licensing Committee by providing a clear response to the objections received and by presenting the evidence upon which I rely.

- The Cake Shed operates on a small scale.
- Card Transaction Records demonstrate limited customer visits.
- The business operates responsibly and with consideration for surroundings.
- Independent Supporting Statements confirm there have been no significant issues relating to access, congestion, parking or the grazing horses.
- East Fen Common and the adjoining Qua Fen Common already accommodate a range of established home-based businesses, including professional services, construction trades, engineering, agricultural businesses, marketing agencies, accountancy practices and home-based beauty businesses. Appendix K provides a schedule of publicly identifiable businesses operating from both commons, demonstrating that small-scale commercial activity from residential properties is already an established characteristic of the locality.
- Measures are already in place to minimise any impact on neighbouring properties, including a willingness to reduce winter opening hours and voluntary closure during exceptionally hot weather.

Taken as a whole, the evidence demonstrates that the Cake Shed is a small-scale, responsibly operated home-based business which has not resulted in the significant adverse impacts suggested in the objections. The evidence also shows that home-based businesses are already an established feature of both East Fen Common and Qua Fen Common, and that the Cake Shed is consistent with the existing character of the locality rather than representing an unusual or isolated commercial use.

I respectfully ask the Licensing Committee to consider the evidence contained within this bundle as a whole when determining my application.

Personal Statement

Submitted by Tracy Gordon

In Support of an Application for Street Trading Consent

I respectfully submit this personal statement in support of my application for a Street Trading Consent for The Cake Shed at 52 East Fen Common, Soham.

The Cake Shed is much more than a small business to me. It represents the opportunity to continue working despite significant health challenges and to regain a degree of independence after a difficult period in my life.

I was previously employed full-time but became unwell and, as a result of my medical conditions, was no longer able to continue in full-time employment. Following an assessment, I was found to have limited capability for work and relied on benefits. I live with fibromyalgia and severe osteoarthritis, which cause chronic pain, fatigue and reduced mobility. My symptoms vary from day to day, meaning I need the flexibility to work at my own pace, take regular breaks when necessary and rest when my symptoms become more severe. Conventional employment does not provide that flexibility, whereas running my own small business from home allows me to work within the limitations of my health while remaining productive and earning an income. Rather than remaining dependent on benefits, I wanted to create a way to support myself that was realistic and sustainable. Establishing Tracy's Tasty Treats in September 2024 gave me that opportunity.

Initially, my business focused solely on celebration cakes. As the business developed, it became clear that many people wanted the opportunity to purchase a slice of cake, brownies or other baked treats without needing to order a whole celebration cake. The idea for The Cake Shed grew from that demand, providing local people with access to freshly baked products while allowing me to continue working from home. Since opening, I have been overwhelmed by the positive response from customers. I have received many kind comments about the quality of my products, the convenience of the Cake Shed and the friendly service that I strive to provide. Those positive interactions have given me confidence that the business provides a valued service to the local community.

Throughout the operation of the Cake Shed, I have made every effort to act responsibly and with consideration for my neighbours. I encourage customers to park considerately, I operate only on selected weekends, I voluntarily close during exceptionally hot weather to ensure the quality of my products, and I remain willing to reduce my opening hours during the winter months so that trading takes place during daylight hours. I

also remain willing to comply with any reasonable conditions the Licensing Committee considers appropriate.

Before the objections to this application were submitted, no concerns or complaints had ever been raised with me directly about the operation of the Cake Shed. Had any concerns been brought to my attention, I would have welcomed the opportunity to discuss them and consider any reasonable steps to address them.

I have no ambitions to significantly expand the Cake Shed; Because of my medical conditions, I simply would not be able to do so. The modest scale of the Cake Shed is not accidental; it reflects what I am physically able to manage. I am not seeking to create a large retail operation, but simply to continue operating a small, responsibly managed business that enables me to remain economically active within the limits of my health. My aim has never been to cause inconvenience or upset to anyone. From the outset I have tried to be a considerate neighbour and to operate a business that fits sympathetically within its surroundings.

If this application is granted, my intention is simply to continue operating the Cake Shed in the same responsible manner as I do now. If it is not granted, I face considerable uncertainty regarding my ability to earn an income. Because of my medical conditions, I am limited in the work that I am able to undertake, and the flexibility of running my own small business from home enables me to remain in employment in a way that is compatible with those limitations. The Cake Shed has provided me with the opportunity to become financially independent and to no longer rely on benefits, while allowing me to contribute positively to my local community.

I respectfully ask the Licensing Committee to consider my application in light of all the evidence contained within this bundle. I believe the evidence demonstrates that The Cake Shed is a small, responsibly managed home-based business that provides a valued service to the local community without causing the significant adverse impacts suggested in the objections. I considerately ask the Committee to grant my application so that I can continue operating this small business responsibly and sustainably for the future.

Responses to Objections

Street Trading Consent Application

52 East Fen Common, Soham

Introduction

The following responses address the objections received in relation to my application for a Street Trading License. Where appropriate, I have referred to the supporting evidence contained within the appendices and the Independent Supporting Statements submitted with my application. I respectfully ask the Licensing Committee to consider these responses alongside the supporting evidence when determining the application as a whole.

Objection 1 – General Impact of the Cake Shed

The Cake Shed is a very small home-based business situated entirely within the boundary of my front garden at 52 East Fen Common. It operates only on selected weekends and serves a relatively small number of customers, as demonstrated by the card transaction records included within this evidence bundle.

Since opening earlier this year, I have sought to operate the Cake Shed responsibly and with consideration for neighbouring residents. Customers are encouraged to park considerately, and I remain willing to adapt my operating practices where appropriate, including reducing opening hours during the winter months when daylight is limited.

Taken together, the evidence demonstrates that the Cake Shed operates on a small scale and has not resulted in the significant adverse impacts suggested in the objections.

Relevant Evidence: Appendix A (Photographs), Appendix B (Site Plan), Appendix H (Card Transaction Records), Appendix J (Operating Hours) and Independent Supporting Statements.

Objection 2 – Condition of the Access Track

Concern has been expressed that the existing access track is in poor condition and that operation of the Cake Shed will result in further deterioration.

I acknowledge that parts of the access track are in poor condition. However, this is not a consequence of the Cake Shed and existed long before it began operating earlier this year.

Card transaction and cash payment records demonstrate that customer numbers

remain low, averaging approximately eight customer visits over the course of a trading weekend. The level of activity generated by the Cake Shed is not of a scale that would reasonably be expected to have a material impact on the condition of the access track.

The Independent Supporting Statements also confirm that they have not observed any significant increase in vehicle movements associated with the Cake Shed, which is consistent with the card transaction records.

Relevant Evidence: Appendix A, Appendix B, Appendix H and Independent Supporting Statements.

Objection 3 – Street Lighting and Hours of Operation

Concern has been expressed that the absence of street lighting could make access to and from the Cake Shed unsafe during the darker months.

I recognise that there is no street lighting in this part of East Fen Common and I am willing to reduce my opening hours during the winter months so that trading takes place during daylight hours.

This reflects my willingness to work constructively with the Licensing Committee and to ensure the Cake Shed continues to operate responsibly and with consideration for local residents.

Relevant Evidence: Appendix J.

Objection 4 – Shared Driveway and Public Footpath

Concern has been expressed that the shared driveway and public footpath are unsuitable for customers visiting the Cake Shed.

The shared driveway already provides access to a number of residential properties, and the Cake Shed has not altered the existing layout or access arrangements. Customers visit for a short period and are encouraged to park considerately.

I am not aware of any incidents where access to neighbouring properties has been obstructed as a result of customers visiting the Cake Shed. The Independent Supporting Statements do not identify concerns regarding access, obstruction or inconvenience.

Taken together, the evidence does not demonstrate that the Cake Shed has had an adverse impact on the shared driveway or the use of the public footpath.

Relevant Evidence: Appendix A, Appendix B and Independent Supporting Statements.

Objection 5 – Scale of the Business and Use of the Access

Concern has been expressed that the operation of the Cake Shed represents an inappropriate use of the access serving East Fen Common.

The Cake Shed is a very small home-based business operating only on selected weekends from within the boundary of my own property.

Card transaction records demonstrate that customer numbers remain low, averaging approximately eight customer visits over the course of a trading weekend. This level of activity is consistent with the small-scale nature of the business.

The evidence does not demonstrate that the level of activity generated by the Cake Shed is materially different from the level of visitors that may reasonably be expected at a residential property.

Taken together, the evidence demonstrates that the scale of the business remains proportionate to its location.

I respectfully disagree with the suggestion that the Cake Shed represents an inappropriate use of the access. No evidence has been provided to demonstrate that the limited level of activity associated with the Cake Shed extinguishes or invalidates any private rights of access. Questions concerning private rights of way are separate legal matters and are not for determination by the Licensing Committee as part of this Street Trading License application.

Furthermore, East Fen Common and the adjoining Qua Fen Common already accommodate a range of businesses operating from residential properties. These include construction and property maintenance businesses, engineering companies, agricultural businesses, marketing agencies, accountancy practices, creative businesses and home-based beauty businesses receiving clients by appointment. Appendix K provides a schedule of publicly identifiable businesses operating from both commons, demonstrating that home-based commercial activity is already an established feature of the locality.

The Cake Shed operates on a significantly smaller scale than many of these businesses and as previously stated I actively encourage considerate parking and manage the business to minimise any impact on neighbours.

In these circumstances, there is no evidence that the Cake Shed represents an unacceptable intensification of use or gives rise to any material impact beyond that already associated with other established home-based businesses in the area.

Relevant Evidence: Appendix H and Independent Supporting Statements.

Objection 6 – Trading Hours

Concern has been expressed that my proposed trading hours are unsuitable.

I am willing to discuss reasonable trading hours with the Licensing Committee if this is considered appropriate. I am willing to reduce my opening hours during the winter months so that trading takes place during daylight hours. During periods of exceptionally hot weather, I already choose not to open the Cake Shed, as I do not wish to sell products that may not be of the standard my customers expect.

Taken together, these measures demonstrate my willingness to operate responsibly and adapt my business where necessary.

Relevant Evidence: Appendix J.

Objection 7 – Grazing Horses and Use of the Common

Concern has been expressed that the Cake Shed may have an adverse impact on the grazing horses and the use of the Common.

The Cake Shed is situated entirely within the boundary of my front garden and does not encroach onto the Common or the grazing land.

The Independent Supporting Statements include observations from individuals with direct knowledge of the grazing land and horses, together with long-standing residents of East Fen Common. Collectively, they confirm that they have not observed any disturbance to the horses, their welfare or access to the grazing land.

Taken together, the evidence does not demonstrate that the Cake Shed has adversely affected the horses, the grazing land or the use of the Common.

Relevant Evidence: Appendix A and Independent Supporting Statements.

Objection 8 – Parking and Fire Risk

Concern has been expressed that customer parking creates a fire risk.

Customers are encouraged to park considerately and, where available, to use the gravelled area adjacent to my property. Photographs within Appendix A show this gravelled area. Parking on East Fen Common is not confined to formal marked parking spaces and, as with many properties on the Common, residents and visitors routinely park in the areas available to them.

No evidence has been provided to demonstrate that the operation of the Cake Shed has created a fire hazard or resulted in any incidents. The Independent Supporting Statements also confirm that they have not experienced parking or safety concerns associated with the Cake Shed.

Taken together, the evidence does not demonstrate that the operation of the Cake Shed has created a parking or fire safety issue.

Relevant Evidence: Appendix A, Appendix B and Independent Supporting Statements.

Objection 9 – Location of the Business

Concern has been expressed that retail businesses should be located within Soham High Street rather than on East Fen Common.

The Cake Shed is a very small home-based business operating entirely within my property. It opens only on selected weekends and serves a limited number of customers.

Home-based businesses operate throughout Cambridgeshire in many different forms and provide a valuable service to their local communities. The existence of a small home-based business does not prevent or discourage residents from using businesses within Soham High Street.

The matter before the Licensing Committee is whether this application can operate safely and responsibly from its current location. Taken together, the evidence demonstrates that it can.

Relevant Evidence: Appendix H, Appendix J and Independent Supporting Statements.

Objection 10 – Pedestrian Safety

Concern has been expressed that the Cake Shed creates a risk to pedestrian safety or obstructs the shared access.

The Cake Shed is located entirely within my front garden and does not obstruct the

shared driveway or public footpath. Customers are encouraged to park considerately.

The Independent Supporting Statements include observations from local residents and customers who have visited by both car and on foot. Collectively, they confirm that they have not experienced issues relating to access, pedestrian safety or congestion.

Taken together, the evidence does not demonstrate that the operation of the Cake Shed has created a pedestrian safety issue or obstructed the shared access.

Relevant Evidence: Appendix A, Appendix B and Independent Supporting Statements.

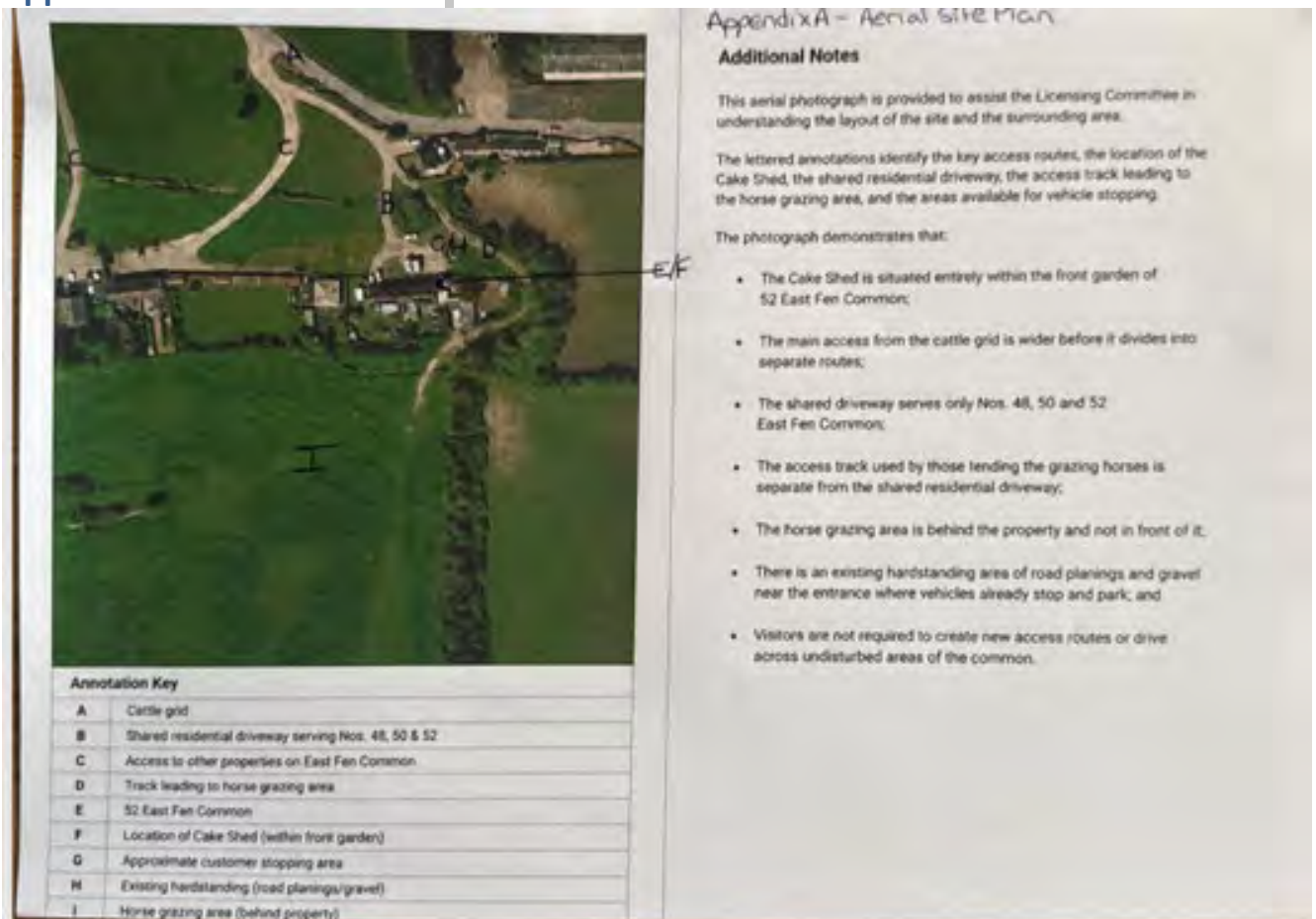
Conclusion

Throughout this representation I have responded to each objection and referred to supporting evidence including photographs, card transaction records, site plans and Independent Supporting Statements. Taken as a whole, the evidence demonstrates that the Cake Shed is a small-scale, responsibly operated home-based business that has not resulted in the significant adverse impacts suggested by the objections.

I have also demonstrated my willingness to work constructively with the Licensing Committee by adapting my operating practices where appropriate, including reducing opening hours during the winter months.

Appendices

Appendix A – Aerial Site Plan



Additional Notes

This aerial photograph is provided to assist the Licensing Committee in understanding the layout of the site and the surrounding area.

The lettered annotations identify the key access routes, the location of the Cake Shed, the shared residential driveway, the access track leading to the horse grazing area, and the areas available for vehicle stopping.

The aerial photograph demonstrates that:

- The Cake Shed is situated entirely within the front garden of 52 East Fen Common.
- The main access from the cattle grid widens before dividing into separate routes.
- The shared residential driveway provides access to Nos. 48, 50 and 52 East Fen Common.
- The access track used by those tending the grazing horses is separate from the shared residential driveway.
- The horse grazing area is behind the property and not in front of it.

- There is an existing hard standing area of road planings and gravel near the entrance where vehicles already stop and park.
- Visitors are not required to create new access routes or drive across undisturbed areas of the Common.

Appendix B – Site Photographs

The following photographs should be read alongside the annotated aerial site plan in Appendix A. They illustrate the physical layout of the site, the location of the Cake Shed, the existing parking arrangements and the access routes referred to throughout this evidence bundle.

Photograph B1 – The Cake Shed within the Front Garden



The Cake Shed is situated entirely within the front garden of 52 East Fen Common. This photograph demonstrates that the structure is located within the residential curtilage immediately adjacent to the dwelling.

Photograph B2 – Front View of the Cake Shed



Front view of the Cake Shed showing its modest scale and position within the front garden. The Cake Shed operates as a small, self-service collection point and remains entirely within the boundary of the property.

Photograph B3 – Interior of the Cake Shed



Interior of the Cake Shed showing the small-scale, self-service operation. Products are clearly labelled and displayed in an organised manner, with contactless payment available via QR code.

Photograph B4 – Existing Gravelled Parking Area



Existing parking area showing how people park including the gravelled parking area adjacent to 52 East Fen Common demonstrating the area available for short-duration customer parking and the relationship between the parking area and the frontage of the property.

Photograph B5 – Existing Parking Arrangements



Caption: View across the frontage of 52 East Fen Common illustrating the existing parking arrangements and showing that vehicles can park within the existing area while maintaining access.

Photograph B6 – Existing Residential Parking



Caption: Existing residential parking in front of neighbouring properties demonstrating that the gravelled frontage is already routinely used by residents for parking, including larger vehicles and trailers.

Photograph B7 – Shared Residential Access and Access to the Common



Caption: View towards 52 East Fen Common showing the separate access routes. The route to the right provides the shared residential access serving Nos. 48, 50 and 52. The track to the left provides access to the Common and is used primarily by pedestrians and by the owners of the grazing horses when vehicle access is required.

Appendix C – Supporting Statements

This appendix contains supporting statements submitted in support of the Street Trading Consent application for The Cake Shed at 52 East Fen Common.

Copies of all letters are available and will be emailed separately too.

Eileen Smith
24B East Fen Common
Soham
Ely
Cambridgeshire
CB7 5JJ

To Whom It May Concern

Re: Support for Tracy Gordon's Street Trading Consent Application

My name is **Eileen Smith**, and I am writing in support of Tracy Gordon's application for a Street Trading Consent for her Cake Shed at 52 East Fen Common.

I have visited the Cake Shed on a number of occasions by walking from my home. I have always found it easy and safe to access on foot, and I have never experienced any issues with traffic, parking or hazards when visiting.

From my own experience, visiting the Cake Shed has never interfered with neighbouring properties or caused any inconvenience to other residents. It is a simple and straightforward process to walk to the shed, make a purchase and return home.

As someone who visits the Cake Shed on foot, I hope my experience is helpful when considering Tracy Gordon's application.

Yours faithfully,

Eileen Smith

Signature: _____

Date: 18-07-26

Ellie Robert
24A East Fen Common
Soham
Ely
Cambridgeshire
CB7 5JJ

To Whom It May Concern

Re: Support for Tracy Gordon's Street Trading Consent Application

My name is **Ellie Robert**, and I am writing in support of Tracy Gordon's application for a Street Trading Consent for her Cake Shed at 52 East Fen Common.

As someone who regularly helps care for the horses grazing on the land behind the properties on East Fen Common, I am very familiar with the Common and the day-to-day activity in the area.

I am also a regular customer of Tracy's Cake Shed and have visited on many occasions. I have always found it quick and easy to use, with plenty of room to stop safely, make a purchase and leave. I have never experienced any issues with access, parking or congestion when visiting the Cake Shed.

From my own experience, the Cake Shed has become a lovely addition to the local community and provides a convenient service for local residents.

I hope my observations are of assistance to the Licensing Committee when determining this application.

Yours faithfully,

Ellie Robert

Signature: _____

Date: 18/07/26

John & Eileen Vinden
24A East Fen Common
Soham
Ely
Cambridgeshire
CB7 5JJ

To Whom It May Concern

Re: Support for Tracy Gordon's Street Trading Consent Application

We are **John and Eileen Vinden**, residents of East Fen Common, Soham, writing in support of Tracy Gordon's application for a Street Trading Consent for her small Cake Shed.

We have grazed horses on East Fen Common for approximately **40 years**, giving us extensive knowledge of the Common, its access routes and day-to-day activity.

Since the Cake Shed opened earlier this year, we have not witnessed any significant increase in traffic, obstruction or inconvenience along the Common.

We are familiar with the grazing land and horses behind the properties and, from what we have observed, the Cake Shed has not caused any disturbance to the horses or affected the grazing land in any way.

As residents of East Fen Common, we would not support this application if we believed it was causing problems for the Common, its residents or the surrounding area.

We hope the Licensing Committee will take our observations and our long experience of East Fen Common into consideration when determining this application.

Yours faithfully,

John Vinden
Signature: _____

Eileen Vinden
Signature: _____

Date: 18/07/26

Henry Thorpe
24A East Fen Common
Soham
Ely
Cambridgeshire
CB7 5JJ

To Whom It May Concern

Re: Support for Tracy Gordon's Street Trading Consent Application

My name is **Henry Thorpe**, and I live at **24A East Fen Common, Soham**. I am writing in support of Tracy Gordon's application for a Street Trading Consent for her Cake Shed at 52 East Fen Common.

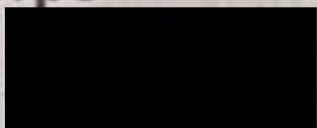
I am responsible for the horses that graze on the land behind the properties at East Fen Common and attend to them several times each day, including throughout the weekends. As a result, I spend a considerable amount of time on the Common and regularly observe the day-to-day activity in the area. This means I would be aware of any issues affecting the horses, the grazing land or the surrounding area.

From my own observations, the Cake Shed has not created any significant increase in traffic or caused any issues affecting the horses or the grazing land. Throughout the time the Cake Shed has been operating, I have not witnessed any disturbance to the horses, any impact on their welfare or any problems arising from customers visiting the Cake Shed.

I hope my observations are noted by the Licensing Committee.

Yours faithfully,

Henry Thorpe

Signature:  _____

Date: 18/07/26 _____

Louise How

58 East Fen Common

Soham

Ely

Cambridgeshire

CB7 5JJ

To: The Licensing Sub-Committee

East Cambridgeshire District Council

Re: Street Trading Licence Application – Tracy's Tasty Treats Cake Shed, 52 East Fen Common

I am writing in support of Tracy Gordon's application for a street trading licence for her Cake Shed at 52 East Fen Common.

I live at 58 East Fen Common and regularly walk to the Cake Shed. I also frequently walk my dog along the track, passing Tracy's property, and have done so both before and since the Cake Shed began operating.

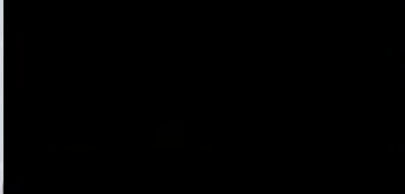
From my own experience, I have not noticed any increase in traffic since the Cake Shed opened. The track remains quiet and is used by very few vehicles. The only vehicles I regularly see are those accessing nearby properties or occasionally those checking on the horses grazing behind the properties, and these visits are relatively infrequent.

As someone who regularly walks along this route, I have never felt unsafe. I have not experienced any issues with vehicles, pedestrians or customers visiting the Cake Shed. In my opinion, the level of activity generated by the business is very low and has had no noticeable impact on the quiet nature of the area.

The Cake Shed has become a lovely addition to the local community, allowing residents like myself to walk to purchase homemade cakes and treats without needing to drive into town. It provides a convenient local service while maintaining the peaceful character of East Fen Common.

I fully support Tracy Gordon's application for a street trading licence and hope the Committee will look favourably upon it.

Yours faithfully,



Louise How

Appendix D – Food Hygiene Rating

This appendix contains the Food Hygiene Rating awarded to The Cake Shed.

Contents

- D1 – Food Hygiene Rating (5 – Very Good)

Tracy's Tasty Treats



← [Back to search results](#)

→ [Search this local authority area](#)

→ [Search all data](#)

Address

Private address:

Registered with East Cambridgeshire local
authority
CB7

Business type

Other catering premises

Date of inspection

17 April 2026

Appendix E – Public Liability Insurance

This appendix contains the Public Liability Insurance Certificate for The Cake Shed.

Contents

- E1 – Public Liability Insurance Certificate



Certificate of Insurance

Issue date: 28 February 2026

Simply Business certifies that the information for Tracy Gordon Trading As Tracy's Tasty Treats shown here is correct, as of the issue date above.

For full policy terms and conditions, please refer to the policy wording document.

Company name	Tracy Gordon Trading As Tracy's Tasty Treats
Policy number	CHBS5164734XB
Trade/Business	Cake maker and decorator
Public liability	up to £5,000,000
Policy start date	28 February 2026
Policy end date	27 August 2026



David Summers
Group CEO, Simply Business

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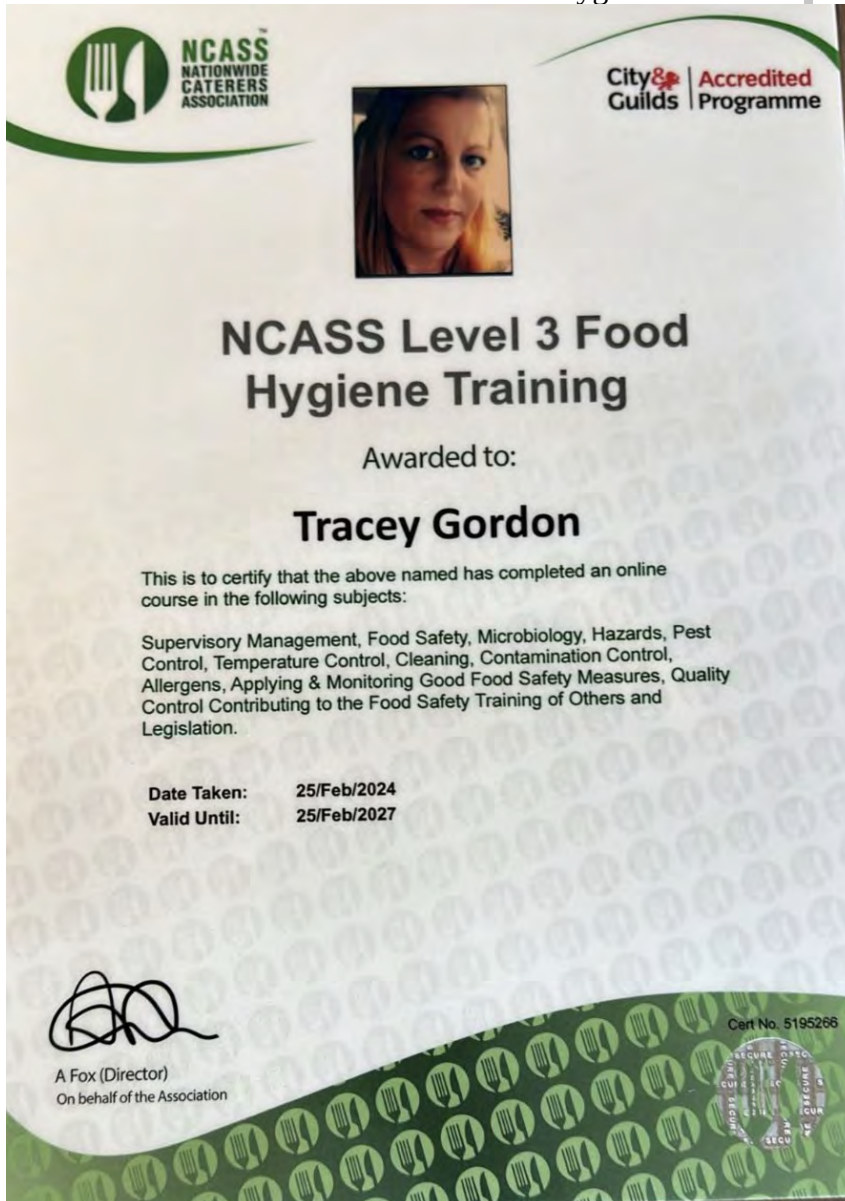


Appendix F – Level 3 Food Hygiene Certificate

This appendix contains the NCASS Level 3 Food Hygiene Certificate.

Contents

- F1 – NCASS Level 3 Food Hygiene Certificate



Appendix G – Food Allergy & Intolerance Training

This appendix contains the Food Allergy & Intolerance Training Certificate.

Contents

- G1 – Food Allergy & Intolerance Training Certificate



Appendix H – Transaction History

Card transaction summaries demonstrating the limited scale of trading. The annotated figures show the approximate number of customer transactions on each trading day.

March 2026

Not at the house

March 26 Pop Up Shop

Date	Type	Transaction Payment M	Quantity	Description Category	SKU	Currency	Price before Discount	Price (Gros Price (Net)	Tax	Tax Rate		
12 Mar 202 Sale		TAAAZ3YVF Mastercard	1	Custom amount		GBP	12	0	12	10	2	20%
12 Mar 202 Sale		TAAAZ3ZZM Mastercard	1	Custom amount		GBP	3	0	3	2.5	0.5	20%
12 Mar 202 Sale		TAAAZ3Z3L Mastercard	1	Custom amount		GBP	12	0	12	10	2	20%
14 Mar 202 Sale		TAAAZ4TED Visa	1	Tracy's Tasty Treats		GBP	24	0	24	24	0	2
14 Mar 202 Sale		TAAAZ4ZGF Visa	1	Tracy's Tasty Treats		GBP	7	0	7	7	0	2
28 Mar 202 Sale		TAAA2CK4I Visa	1	Tracy's Tasty Treats		GBP	19	0	19	19	0	4
28 Mar 202 Sale		TAAA2CLFF Visa	1	Tracy's Tasty Treats		GBP	3.5	0	3.5	3.5	0	4
28 Mar 202 Sale		TAAA2CNTI Mastercard	1	Tracy's Tasty Treats		GBP	10.5	0	10.5	10.5	0	4
28 Mar 202 Sale		TAAA2CP2I Visa	1	Tracy's Tasty Treats		GBP	12	0	12	12	0	4

Avg of 4 per day

April 2026

APR 26

Date	Type	Transaction	Payment M	Quantity	Description	Category	Sku	Currency	Price before Discount	Price (Gros Price (Net)
11 Apr 2021	Sale	TAAA2KE9E	Visa	1	Tracyâ€s Tasty Treats			GBP	12	0 12 12
11 Apr 2021	Sale	TAAA2KFAC	Visa	1	Tracyâ€s Tasty Treats			GBP	14.5	0 14.5 14.5
11 Apr 2021	Sale	TAAA2KFFE	Mastercard	1	Tracyâ€s Tasty Treats			GBP	9	0 9 9
11 Apr 2021	Sale	TAAA2KGVV	Visa	1	Tracyâ€s Tasty Treats			GBP	15	0 15 15
11 Apr 2021	Sale	TAAA2KGYI	Mastercard	1	Tracyâ€s Tasty Treats			GBP	9.5	0 9.5 9.5
11 Apr 2021	Sale	TAAA2KMH	Visa	1	Tracyâ€s Tasty Treats			GBP	3.5	0 3.5 3.5
11 Apr 2021	Sale	TAAA2KMZI	Visa	1	Tracyâ€s Tasty Treats			GBP	12	0 12 12
25 Apr 2021	Sale	TAAA2RMLJ	Visa	1	Tracyâ€s Tasty Treats			GBP	12	0 12 12
25 Apr 2021	Sale	TAAA2RN3	Visa - Debit	2	Tracy bake My Shelf			GBP	3	0 3 2.5
25 Apr 2021	Sale	TAAA2RN3	Visa - Debit	1	Two browni My Shelf			GBP	4	0 4 3.33
25 Apr 2021	Sale	TAAA2RRGI	Mastercard	1	Tracyâ€s Tasty Treats			GBP	12	0 12 12

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May 2026

May '26

Date	Type	Transaction Payment M	Quantity	Descriptor Category	Sku	Currency	Price before Discount	Price (Gros Price (Net)	Tax
2 May 2026 Sale		TAAA2UXE: Visa	1 Cakes			GBP	12	0	12
2 May 2026 Sale		TAAA2VBQ: Mastercard	1 Cakes			GBP	15.5	0	15.5
2 May 2026 Sale		TAAA2VB2: Mastercard	1 Cakes			GBP	12	0	12
3 May 2026 Sale		TAAA2VND: Visa	1 Cakes			GBP	15.5	0	15.5
3 May 2026 Sale		TAAA2VQH: Visa	1 Cakes			GBP	3.5	0	3.5
3 May 2026 Sale		TAAA2VSV: Mastercard	1 Cakes			GBP	12	0	12
9 May 2026 Sale		TAAA2ZDP: Visa	1 Cakes			GBP	12	0	12
9 May 2026 Sale		TAAA2ZDV: Visa	1 Tracy's Tasty Treats			GBP	10.5	0	10.5
9 May 2026 Sale		TAAA2ZDV: Visa	1 Cakes			GBP	12	0	12
9 May 2026 Sale		TAAA2ZDV: Visa	1 Cakes			GBP	12	0	12
9 May 2026 Sale		TAAA2ZG6: Visa	1 Cakes			GBP	12	0	12
9 May 2026 Sale		TAAA2ZLCE: Visa	1 Tracy's Tasty Treats			GBP	12	0	12
9 May 2026 Sale		TAAA2ZLGE: Mastercard	1 Cakes			GBP	12	0	12
9 May 2026 Sale		TAAA2ZN6: Visa	1 Cakes			GBP	12	0	12
10 May 2026 Sale		TAAA2ZSV: Visa	1 Cakes			GBP	20	0	20
10 May 2026 Sale		TAAA2Z4M: Visa	1 Cakes			GBP	10	0	10
10 May 2026 Sale		TAAA2Z42A: Visa	1 Cakes			GBP	10	0	10
10 May 2026 Sale		TAAA2Z6B: Mastercard	1 Cakes			GBP	10	0	10
10 May 2026 Sale		TAAA2Z6PT: Visa	1 Cakes			GBP	7	0	7
30 May 2026 Sale		TAAA3DL3: Mastercard	1 Cakes			GBP	12	0	12
30 May 2026 Sale		TAAA3DPH: Visa	1 Cakes			GBP	12	0	12
30 May 2026 Sale		TAAA3DPH: Visa	1 Cakes			GBP	12	0	12
30 May 2026 Sale		TAAA3D3LL: Visa	1 Cakes			GBP	12	0	12
31 May 2026 Sale		TAAA3EGX: Mastercard	1 Cakes			GBP	12	0	12
31 May 2026 Sale		TAAA3EHP: Visa	1 Cakes			GBP	12	0	12
31 May 2026 Sale		TAAA3EH3: Visa	1 Cakes			GBP	12	0	12
31 May 2026 Sale		TAAA3EMA: Mastercard	1 Cakes			GBP	7	0	7

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June 2026

June '26

Date	Type	Transaction	Payment M	Quantity	Description	Category	Sku	Currency	Price before Discount	Price (Gros Price (Net)	
6 Jun 2026	Sale	TAAA3G93I	Mastercard	1	Cakes			GBP	12	0	12
6 Jun 2026	Sale	TAAA3HCP	Visa	1	Cakes			GBP	12	0	12
6 Jun 2026	Sale	TAAA3HCQ	Visa	1	Cakes			GBP	15.5	0	15.5
6 Jun 2026	Sale	TAAA3HDY	Visa	1	Cakes			GBP	12	0	12
7 Jun 2026	Sale	TAAA3HTRI	Visa	1	Cakes			GBP	12	0	12
7 Jun 2026	Sale	TAAA3HTRI	Mastercard	1	Cakes			GBP	12	0	12
13 Jun 2021	Sale	TAAA3MFP	Visa	1	Cakes			GBP	12	0	12
13 Jun 2021	Sale	TAAA3MGV	Visa	1	Cakes			GBP	12	0	12
13 Jun 2021	Sale	TAAA3MGV	Visa	1	Cakes			GBP	12	0	12
13 Jun 2021	Sale	TAAA3MNM	Visa	1	Cakes			GBP	15.5	0	15.5
13 Jun 2021	Sale	TAAA3MTE	Mastercard	1	Cakes			GBP	12	0	12
13 Jun 2021	Sale	TAAA3MT7I	Visa	1	Cakes			GBP	15.5	0	15.5
14 Jun 2021	Sale	TAAA3NABI	Mastercard	1	Cakes			GBP	12	0	12
14 Jun 2021	Sale	TAAA3NBT	Visa	1	Cakes			GBP	12	0	12
14 Jun 2021	Sale	TAAA3NEG	Mastercard	1	Cakes			GBP	12	0	12
14 Jun 2021	Sale	TAAA3NFI	Visa	1	Cakes			GBP	12	0	12
14 Jun 2021	Sale	TAAA3NH4	Mastercard	1	Cakes			GBP	7	0	7
21 Jun 2021	Sale	TAAAU64M	Visa	1	Cakes			GBP	20	0	20
21 Jun 2021	Sale	TAAAU64NI	Visa	1	Cakes			GBP	10	0	10
21 Jun 2021	Sale	TAAAU64NI	Mastercard	1	Cakes			GBP	10	0	10
21 Jun 2021	Sale	TAAAU64P	Visa	1	Cakes			GBP	10	0	10
21 Jun 2021	Sale	TAAAU64P	Card unass	1	Cakes			GBP	10	0	10
28 Jun 2021	Sale	TAAA3VEAK	Mastercard	1	Cakes			GBP	12	0	12

Handwritten notes on the right side of the table:

- 4 (next to first 4 rows)
- 2 (next to rows 5-6)
- 6 (next to rows 7-8)
- 4 (next to rows 9-10)
- 0 (next to rows 11-12)
- 1 (next to the last row)

July 2026

July 26

Date	Type	Transaction	Payment M	Quantity	Description	Category	SKU	Currency	Price before Discount		Price (Gros Price (Net) Tax		
4 Jul 2026	Sale	TAAA3ZG4	Visa	1	Cakes			GBP	36	0	36	36	0
4 Jul 2026	Sale	TAAA3ZNN	Visa	1	Cakes			GBP	12	0	12	12	0
4 Jul 2026	Sale	TAAA3ZXT2	Visa - Debit	1	Custom amount			GBP	12	0	12	10	2
5 Jul 2026	Sale	TAAA3Z9AS	Visa - Debit	1	Custom amount			GBP	7	0	7	5.83	1.17
5 Jul 2026	Sale	TAAA3ZB6	Visa	1	Cakes			GBP	12	0	12	12	0
5 Jul 2026	Sale	TAAA3ZEG	Mastercard	1	Cakes			GBP	24	0	24	24	0
11 Jul 2026	Sale	TAAA3GAZ4	Visa	1	Cakes			GBP	12	0	12	12	0
11 Jul 2026	Sale	TAAA36EH	Mastercard	1	Cakes			GBP	15.5	0	15.5	15.5	0

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Appendix I – Social Media Posts

The following Facebook posts demonstrate the small-scale operation of the Cake Shed, its limited opening hours, reliance on social media advertising, weather-related closures, and the encouragement given to customers to park considerately and visit only during advertised opening times.



Figure I1 – Weekend opening announcement showing limited availability, opening until sold out and weather-related closures.



Figure I2 – Opening announcement asking customers to park only in front of the property and be respectful of neighbours.



Figure I3 – Weekend opening post showing advertised opening times, limited stock during hot weather and pre-orders.

Appendix J – Existing Businesses on East Fen Common and Qua Fen Common

This appendix summarises publicly identifiable businesses operating from or registered at addresses on East Fen Common and Qua Fen Common. It is included to provide context regarding existing commercial activity within the locality. Where customer or client visits are mentioned, the wording is based on publicly advertised business information where available.

Business	Location	Nature of Business	Customer / Client Activity	Relevance to Application
Tracy's Tasty Treats	52 East Fen Common	Home bakery / Cake Shed	Customers visit during advertised opening times.	Subject of this application.
Makeup by Lottie	44 Qua Fen Common	Professional makeup artist	Appointments are publicly advertised from the studio location.	Demonstrates appointment-based customer visits to a home-based business.
Hairdressing business	Qua Fen Common	Hairdressing	Appointment-based client visits (where publicly advertised).	Illustrates customer visits associated with a home-based service business.
Beauty therapy business	East Fen Common	Beauty therapy	Appointment-based client visits (where publicly advertised).	Illustrates customer visits associated with a home-based service business.
Cambury Turf	East Fen Common	Turf supplier / landscaping	Business vehicles, deliveries and customer collections where applicable.	Existing commercial activity.
JBL Bricklaying & Building	East Fen Common	Construction	Business vehicles and equipment.	Existing commercial activity.
DC Property Services	East Fen Common	Property maintenance	Business vehicle movements.	Existing commercial activity.
Kalahari Plumbing & Heating	East Fen Common	Plumbing & heating	Business vehicle movements.	Existing commercial activity.
Orange Gecko Marketing	East Fen Common	Marketing	Office-based business.	Existing registered business.

Palm Farm Ltd	East Fen Common	Agricultural business	Business activity associated with the premises.	Existing commercial activity.
Burner & Combustion Ltd	East Fen Common	Engineering	Business operations.	Existing commercial activity.
Qua Fen Communications Ltd	Qua Fen Common	Communications	Office-based business.	Existing registered business.
Cult Studios	Qua Fen Common	Creative studio	Creative business operating from the address.	Existing registered business.
Plugged In Media	Qua Fen Common	Media	Office-based business.	Existing registered business.
Four Seasons Tree Services	Qua Fen Common	Tree surgery	Commercial vehicles and equipment.	Existing commercial activity.
Annette Turner Bookkeeping & Accountancy	Qua Fen Common	Bookkeeping & accountancy	Client meetings where required.	Professional home-based business.
A.C. Wilson	Qua Fen Common	Registered business	Business activity associated with the address.	Existing registered business.

Note: Companies House records, directory listings or other publicly available supporting evidence can be inserted after this table and cross-referenced as J1, J2, J3 etc.

Appendix K – Natasha's Law Compliance & Additional Operational Evidence

Natasha's Law Compliance

Tracy's Tasty Treats complies with the Food Information (Amendment) (England) Regulations 2019 (commonly known as Natasha's Law). All products prepared as Prepacked for Direct Sale (PPDS) are labelled with a full ingredients list, allergens clearly emphasised, storage instructions and shelf-life guidance.

Figure K1 – Example Natasha's Law Compliant Product Label (Freddo Brownie)

Freddo Brownie

INGREDIENTS

Dark Chocolate (Cocoa Mass, Sugar, Cocoa Butter, Emulsifier (**SOYA** Lecithin)), Unsalted Butter (Cream (**MILK**)), **EGGS**, Caster Sugar, Plain Flour (**WHEAT**), Cocoa Powder, Milk Chocolate (Sugar, Cocoa Butter, **MILK** Powder, Cocoa Mass, Emulsifier (**SOYA** Lecithin)), White Chocolate (Sugar, Cocoa Butter, **MILK** Powder, Emulsifier (**SOYA** Lecithin)), Cadbury Dairy Milk Freddo (Sugar, **MILK**, Cocoa Butter, Cocoa Mass, Vegetable Fats (Palm, Shea), Emulsifiers (**SOYA** Lecithins, E476), Flavourings).

ALLERGENS: WHEAT, EGGS, MILK, SOYA.

May contain: NUTS.

Store in a cool, dry place

Best eaten within 3 days.

Additional Operational Evidence

The following evidence demonstrates the practical operation of the Cake Shed and the systems used to manage customer transactions.

Figure K2 – SumUp QR Code Payment System

The Cake Shed uses a secure SumUp QR code payment system. Cashless payments provide an accurate electronic record of customer transactions, supporting the transaction history included within Appendix H.



Standard conditions applicable to Street Trading Consents

General

These Standard Conditions will apply to all licences unless dis-applied or varied by the Environmental Services Manager, or they are over-ridden by the special conditions for special events/markets.

Standard Conditions

1. Definitions
 - i. 'street' includes
 - a) any road, footway, beach or other area to which the public have access without payment and
 - b) a service area as defined in Section 329 of the Highways Act 1980 and also includes any part of a street
 - ii. 'street trading' means
the selling or exposing for sale of any article (including a living thing) in a street
2. The Consent granted by the Council is personal to the holder.
3. The consent holder (or a person nominated by the consent holder) shall attend in person at the Consent position for not less than 75% of the time on any day which trading is carried out.
4. The street trading consent only relates to the vehicle/premises stipulated within the consent.
5. The consent holder can only trade in the goods stipulated in the consent.
6. Ancillary items can be sold where relevant to the goods being traded.
7. Any van, vehicle, barrow, cart or stall shall only be positioned within the designated area as outlined on the plan attached to the consent, and goods should not migrate outside of the permitted area.
8. Where appropriate the consent holder of any street trading consent and the stall and/or vehicle must comply with all relevant road traffic and highways legislation.
9. Any stall, vehicle, van, barrow, or cart authorised by the Council must be equipped with safe and adequate lighting for operation during the hours of darkness.
10. Where appropriate the consent holder of the street trading consent and the stall and/or vehicle must comply with all relevant food hygiene legislation.
11. The consent holder shall only trade from a stall or vehicle approved by the Council in writing.
12. The consent may only be transferred to another person with the prior written consent of the Environmental Services Manager.

13. The consent holder shall not use the street for any trading purpose other than the purpose as permitted by the consent and then only during the permitted hours.
14. The 'permitted hours' will be those stipulated within the consent.
15. Unless stipulated within the consent the van, vehicle, barrow, cart or stall shall be removed from the site at the end of each trading day.
16. The consent holder will vacate the site within 30 minutes of the end of the permitted hours.
17. The consent holder shall not trade in any street designated by the Council as a prohibited street.
18. WC facilities must be made available for staff and members of the public if seating is made available for consumption of food on site.
19. The consent holder shall maintain the stall or vehicle in a clean state and its structure shall be kept in good order, repair and condition to the satisfaction of an Officer of the Council authorised in writing under the appropriate legislation.
20. The consent holder shall conduct his/her business in such a manner to ensure that he/she does not:
 - a) Cause a nuisance from noise, vibration, smoke or smell to the occupiers of adjoining property.
 - b) Cause an obstruction to the vehicles or pedestrians in the street.
 - c) Cause a danger to occupiers of adjoining or to other users of the street.
21. The consent holder shall not seek to attract attention or custom by shouting or making undue noise or by permitting the playing of music, music reproducing or sound amplification apparatus or any musical instruments, radio or television sets whilst trading under this consent, other than as specified in the consent.
22. Refuse storage must be provided adjacent to the sale area. The storage must be of a substantial construction, waterproof and animal proof. The trade waste must be removed at the end of each working day or if the amount of refuse warrants it, when the container is full, whichever is the sooner.
23. The consent holder shall ensure that the whole of the lay-by and adjacent verge/footpath (but not the carriageway) to a distance of 10 metres be kept free of litter and refuse at all times whilst in resident.
24. A copy of the consent, suitably protected against the weather shall be displayed in a prominent position on the stall or vehicle at all times when trading is taking place.
25. The holder, or any employee of the holder, shall produce a copy of the consent on demand when required by a Police Officer or an authorised officer of the Council.
26. Nothing in any consent shall purport to grant to the holder any other licence or permissions required under any other Enactment or requirement and the consent holder is specifically advised to obtain such approvals as may be required.

27. The holder shall not place on the street any furniture or equipment or advertisement other than as specified in the consent.
28. No poster, advertisement, signage or decoration of an unsuitable material or nature shall be displayed, sold or distributed on or about the vehicle or premises. For the purpose of this condition, material is unsuitable if in the opinion of an Officer of the Council authorised under the appropriate legislation, it is indecent, scandalous, offensive or likely to be harmful to any person likely to apprehend it. Items including but not limited to items used for sexual stimulation, and/or weapons likely to cause harm would be considered unsuitable. Material may also be considered to be unsuitable if it is of such a nature as to distract motorists driving on the highway.
29. The name and business address of the consent holder and other address at which the trailer is normally kept or garaged must be conspicuously and legibly displayed upon it in a place where the public may view it. Where this is a private address, suitable contact details must be displayed. The sign must be approved in writing by the Environmental Services Manager.
30. No signage or objects shall be placed on the highway or area surrounding the vehicle/premises without the appropriate permit.
31. Where a structure is not removed at the end of the trading day, no additional permanent or semi-permanent additions or paving shall be erected or constructed adjacent to the structure for which consent has been granted.
32. Failure to comply with any condition attached to the street trading consent may result in the revocation of such consent.
33. The holder shall notify the Environmental Services Manager at the Council Officer, The Grange, Nutholt Lane, Ely, CB7 4EE in writing of any criminal convictions or other legal proceedings arising out of the use or enjoyment of the consent.
34. The holder of a consent shall carry public liability insurance of not less than £2 million, evidence of which shall be supplied to the Council prior to the grant of the consent.
35. The Council may revoke the consent at any time.
36. The holder will return the consent to the Council immediately upon revocation or surrender.
37. In the event of the consent being surrendered or revoked no refunds will be given. Where consent is withdrawn by the Council for reasons other than an offence or breach being committed, a proportioned refund be given.
38. The Council may at any time vary these Conditions without notice.
39. If the Consent Holder Trades from any Council Land he/she shall indemnify the Council from and against all loss, damage, costs, liabilities and claims whatsoever arising from its use and occupation of the land.
40. The Consent Holder and persons manning the stall will ensure their activities do not cause direct and permanent damage to the grass and gardens and/or disturb wildlife.

Additional conditions applicable to Special Events/Markets

41. All stalls be issued with a number that must be displayed on the stall.
42. The consent holder should keep records of each stallholder present on the market, to include the stallholder's pitch number, name and company name, their address, vehicle registration and a contact telephone number. This must be produced on request to an authorised officer.
43. The consent holder must not allow the sale of offensive weapons (including imitation fire-arms, standard fire-arms, airguns, swords and crossbows).
44. The consent holder must not allow the sale of materials considered offensive, indecent or considered adult in nature.
45. If the Public Conveniences are required to open beyond 17:00 a charge will be levied in accordance with the Council's fees and charges.
46. If additional Street Cleaning is required as a result of the event, a charge will be levied in accordance with the Council's fees and charges.